138.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,102,700 / 1,102,700
					USE VALUE:	1,102,700 / 1,102,700
					ASSESSED:	1,102,700 / 1,102,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COHN MARTIN & MARJORIE B
Owner 2:	
Owner 3:	
Street 1:	167 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,421 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Stucco Exterior and 2075 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9421.000	470,300		632,400	1,102,700
Total Card	0.216	470,300		632,400	1,102,700
Total Parcel	0.216	470,300		632,400	1,102,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.40 | /Parcel: 531.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88194
GIS Ref	
GIS Ref	
Insp Date	11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	470,300	0	9,421.	632,400	1,102,700	1,102,700	Year End Roll	12/18/2019
2019	101	FV	353,000	0	9,421.	667,500	1,020,500	1,020,500	Year End Roll	1/3/2019
2018	101	FV	353,000	0	9,421.	491,800	844,800	844,800	Year End Roll	12/20/2017
2017	101	FV	353,000	0	9,421.	470,800	823,800	823,800	Year End Roll	1/3/2017
2016	101	FV	353,000	0	9,421.	435,600	788,600	788,600	Year End	1/4/2016
2015	101	FV	333,400	0	9,421.	365,400	698,800	698,800	Year End Roll	12/11/2014
2014	101	FV	333,400	0	9,421.	356,900	690,300	690,300	Year End Roll	12/16/2013
2013	101	FV	333,400	0	9,421.	340,100	673,500	673,500		12/13/2012

!10641!

PRINT

Date	Time
12/11/20	00:55:39

LAST REV

Date	Time
12/05/17	08:42:16
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10641

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12169-495		3/13/1972		36,750	No	No		N

USER DEFINED

Prior Id # 1:	88194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2005	568	Manual	6,000					INSTALL 3 SKYLIGHT
8/19/1996	394		45,000					13X26 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	HS	Hanne S
2/10/2009	Entry Denied	336	PATRIOT
12/1/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9421		Sq. Ft.	Site		0	90.	0.75	10									632,365						632,400	

Total AC/HA: 0.21628 | Total SF/SM: 9421 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 632,365 | Spl Credit | Total: 632,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12771785
Const Adj.:	0.99000001
Adj $ / SQ:	145.137
Other Features:	94250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577745
Depreciation:	107461
Depreciated Total:	470284

COMMENTS

646-6192.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

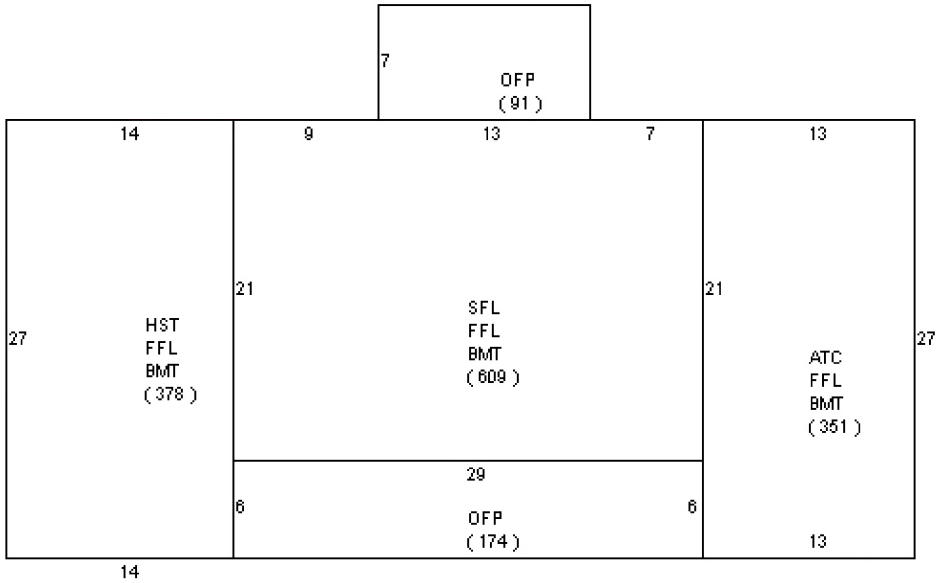
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.62
Special Features:	0	Val/Su Net:	123.73
Final Total:	470300	Val/Su SzAd	213.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,338	43.540	58,258
FFL	First Floor	1,338	145.140	194,194
SFL	Second Floor	548	145.140	79,550
OFP	Open Porch	265	22.500	5,962
HST	Half Story	189	145.140	27,431
ATC	Attic	123	145.140	17,830

Net Sketched Area:	3,801			Total:	383,225
Size Ad	2197.9499	Gross Are	4279	FinArea	2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	